

IN THE MIDDLE OF BUZZ & BUSSTLE

ACCORD
Sovereign
LUXURY APARTMENTS

Sunrise
Hospital

Infopark

Collectorate

Metro
Station

Smart
City

CSEZ

Rajagiri
Institutions



Young, Modern & Responsible

As a company rooted in passion for the Housing Industry, Accord Habitat takes great pride in the knowledge and professionalism of its management and staff. Our team, comprised of dedicated individuals, delivers on our company's high standards of service excellence, industry partnership, and quality consciousness. At the helm of Accord is a visionary three-person leadership team, whose decades of combined experience in engineering, architecture, and real estate form the bedrock of Accord's solid expertise.



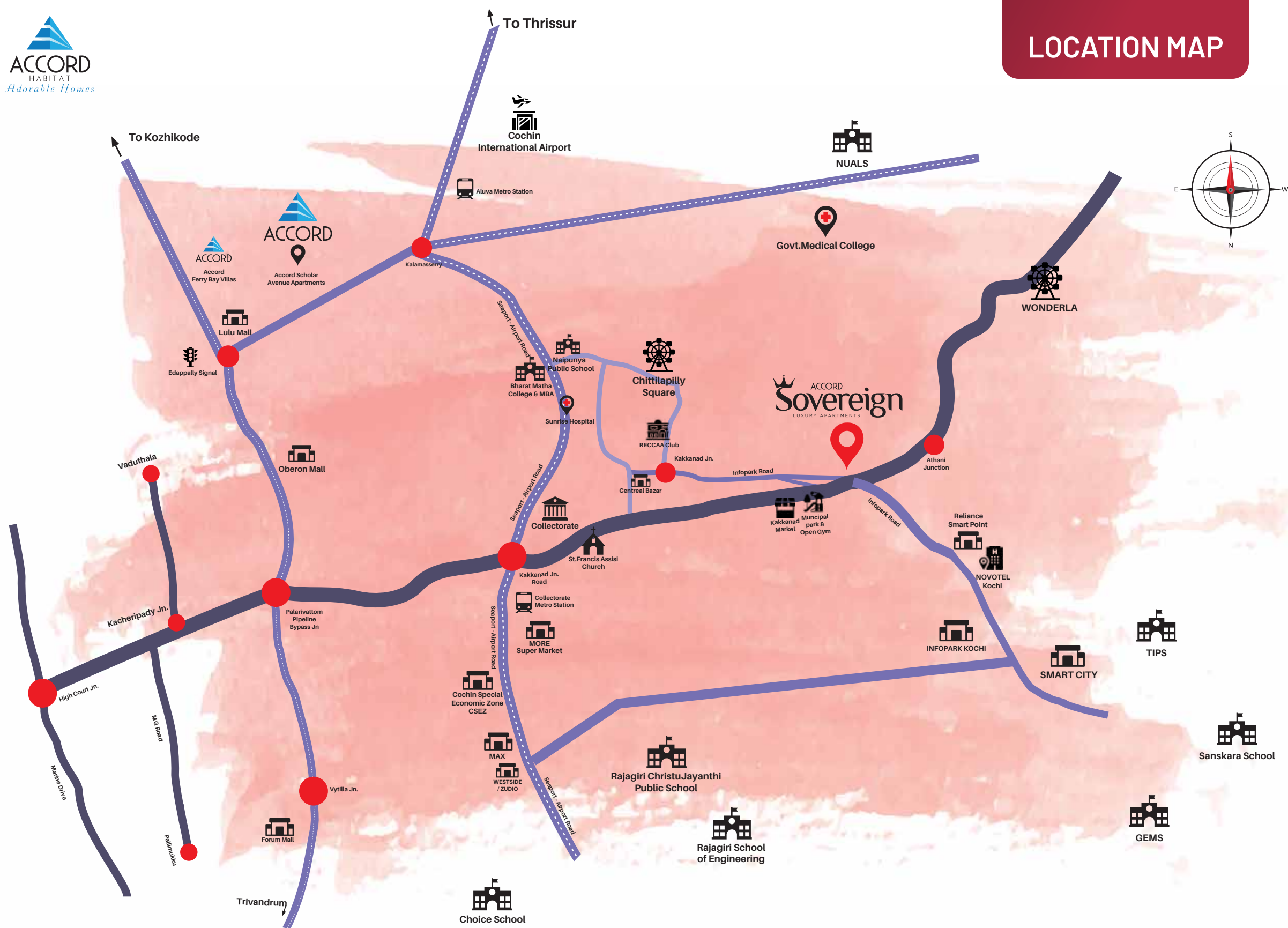


ACCORD Sovereign

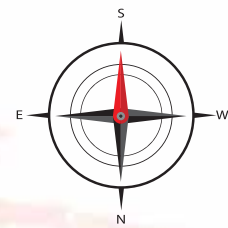
LUXURY APARTMENTS

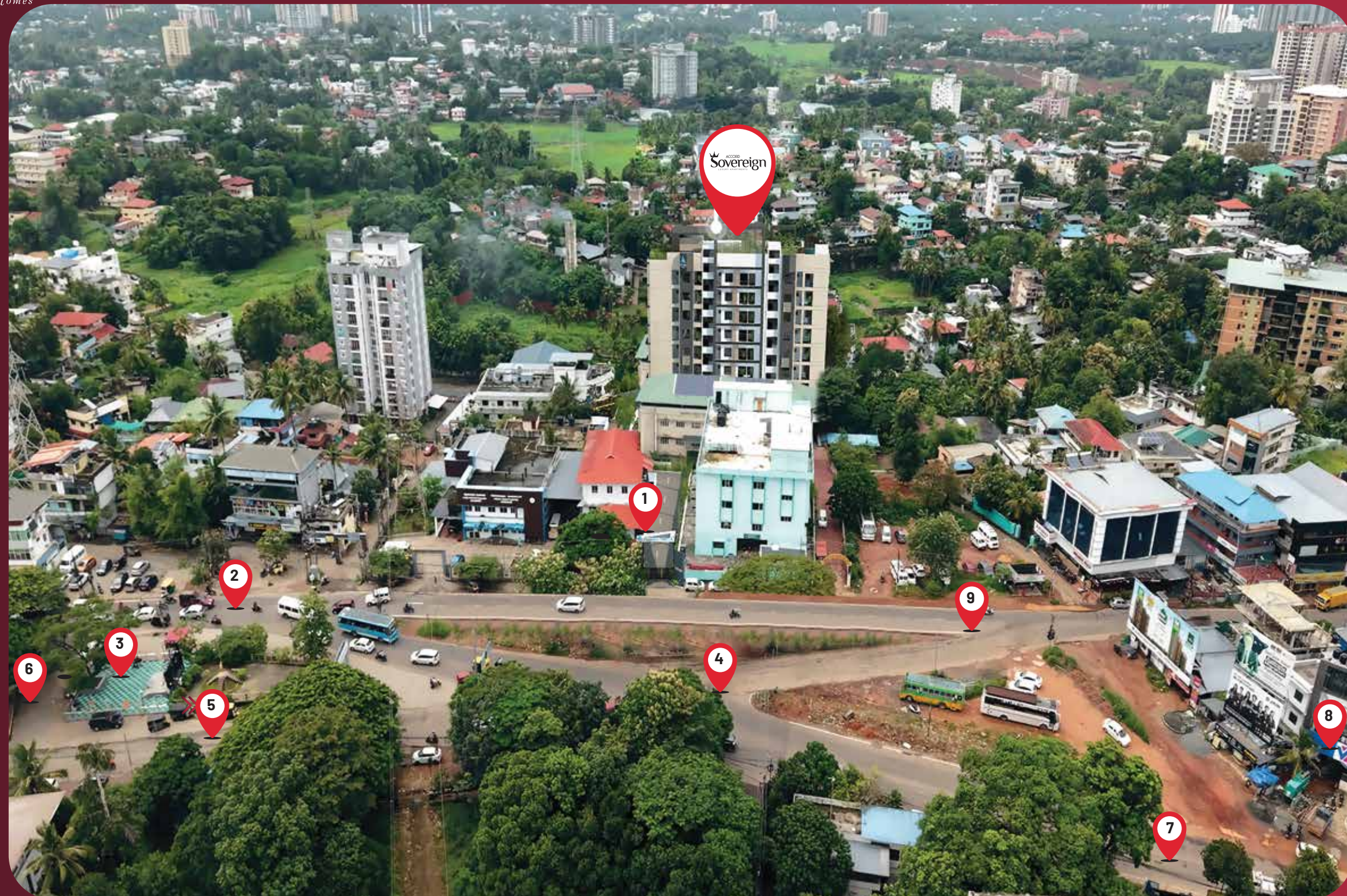
In the rapidly expanding Kakkanad, Accord Habitat is delighted to unveil Accord Sovereign, a landmark residential project. Its prime location, amidst a network of IT parks, civic amenities, and educational institutions, ensures Accord Sovereign offers an unprecedented fusion of convenience and luxurious living at the very center of Kakkanad.

*Live the
Sovereign Life...*



LOCATION MAP





- | | | | | |
|-------------------------|-----------------|-------------------------|---------------------|---------------------|
| 1. Sovereign Entry | 3. Open GYM | 5. Towards Collectorate | 7. Towards Infopark | 9. Towards Wonderla |
| 2. Towards Kakkanad Jn. | 4. IMG Junction | 6. Municipal Park | 8. Vishal Mega Mart | |

FACILITIES LOCATED NEAR ACCORD SOVEREIGN

Family Health Centre • Municipal Park & Municipal Open Gym
• Private & KSRTC Bus Stop
• Starting Point and Main Stop for all Major School and College Buses

CLOSE PROXIMITIES

• Kakkanad Public Market	-	350 Metrs
• District Collectorate	-	650 Metrs
• Collectorate Metro Station	-	1 Km
• Thrikkakara Municipal Cooperative Hospital	-	700 Metrs

BIGGEST IT HUB OF KERALA

• INFOPARK KOCHI	-	1.8 Kms
• SMART CITY KOCHI	-	2.4 Kms

MAJOR SHOPPING & ENTERTAINMENT HUBS

• Lulu Mall, Edapally	-	7.5 Kms
• Oberon Mall, Edapally	-	5.2 Kms
• Nucleus Mall, Maradu	-	12 Kms
• Forum Mall, Maradu	-	13 Kms
• Jayalakshmi Silks, Bypass	-	4.8 Kms
• Grand Mall/Oasis Centre, Edapally	-	6.8 Kms

SCHOOLS

• Rajagiri ChristuJayanthi Public School	-	3.3 Kms
• GEMS Modern Academy	-	3.8 Kms
• Sanskara School	-	4.5 Kms
• Bhavans Adarsha Vidyalaya	-	3.6 Kms
• Naipunya Public School	-	3 Kms
• Bhavans Varuna Vidyalaya	-	2.5 Kms
• Marthoma Public School	-	2.8 Kms
• The Indian Public School	-	2.8 Kms
• The Choice School	-	9.5 Kms

COLLEGES

• Rajagiri Vidyapeetham	-	3.8 Kms
• Bharath Mata College	-	2.9 Kms
• Govt. Model Engineering College	-	3.3 Kms
• Cochin University	-	4.8 Kms

OTHER TRANSPORTATION HUBS

• Kakkanad Water Metro Station	-	3.9 Kms
• Vytilla Mobility Hub	-	9 Kms
• Cochin International Airport	-	24.6 Kms
• Ernakulam Town (North) Railway Station	-	8.5 Kms
• Ernakulam Junction (South) Railway Station	-	11.3 Kms

HOSPITALS

• Sunrise Hospital	-	1.8 km
• KIMS	-	7 km
• Govt Medical College	-	5.5 km
• Amrita Hospital	-	10.1 km
• Lakeshore Hospital	-	14.0 km
• Aster Medcity	-	15 km
• Rajagiri Hospital	-	15 km





IN THE MIDDLE OF IT CITY

Nestled in the heart of Kakkanad,
Sovereign is located close to Ernakulam Civil Station,
offering unparalleled access to a multitude of important
commercial and civic establishments,
fostering a lively urban atmosphere.

IN THE MIDDLE OF GOOD LIFE

Residents of Sovereign can easily access
the finest hotels,
malls and lively entertainment venues.
Embrace the matchless vibrancy of
youthful city life in all its glory.





IN THE MIDDLE OF OPPORTUNITIES

Sovereign is located close to the growth corridor of Kochi.

The best of educational institutions

as well as business and

commercial hubs are easily accessible from here.

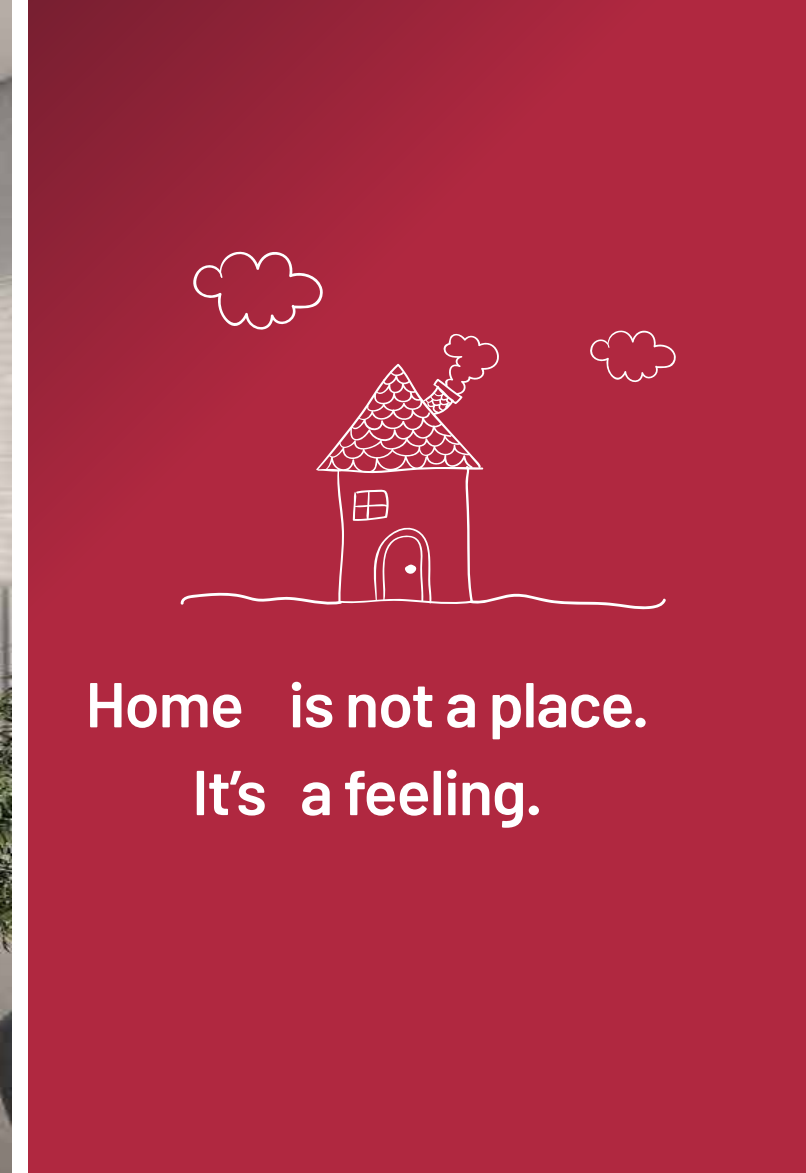
Tap into the infinite potential of Kochi

R E D E F I N E



L U X U R Y





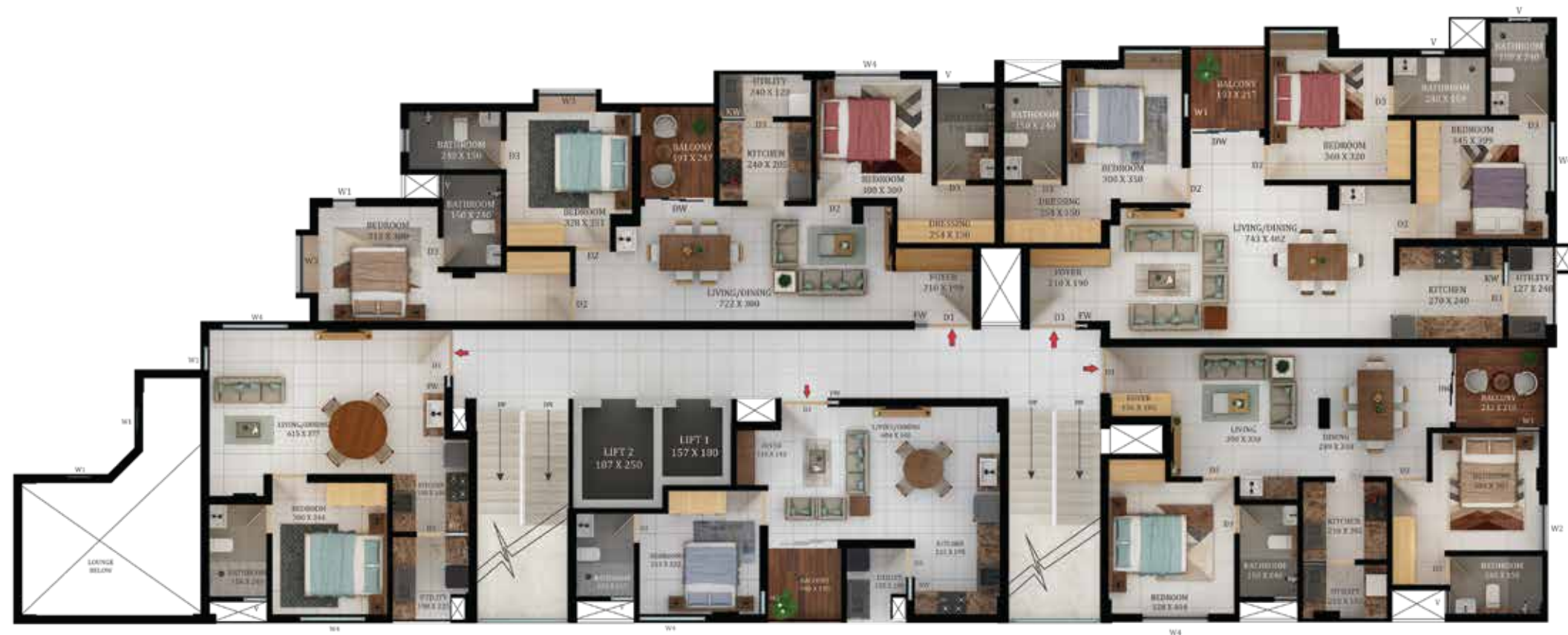


AMENITIES

- Elegant Entrance Lobby
- Open Recreational Area
- Multipurpose Hall
- Games Room
- Gym with Yoga Space
- Home Office with Toddler Play
- Swimming Pool
- Guest Parking
- Water Filtration System
- EV Charging Points
- CCTV Cameras in Common Areas
- Access Control Doors
- Lifts with Automatic Rescue Device



First Floor Plan



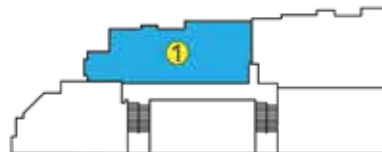
Typical Floor Plan



Type 1 3 BHK



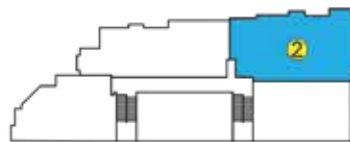
APT Nos	Saleable Area in Sft	Carpet Area	Common Area	Balcony Area	External Wall Area
101,201,301,401,501,601	1446 Sqft	959 Sqft	311 Sqft	51 Sqft	125 Sqft



Type 2 3 BHK



APT Nos	Saleable Area in Sft	Carpet Area	Common Area	Balcony Area	External Wall Area
102,202,302,402,502,602	1533 Sqft	1054 Sqft	330 Sqft	50 Sqft	99 Sqft



Type 3

2 BHK



APT Nos	Saleable Area in Sft	Carpet Area	Common Area	Balcony Area	External Wall Area
103,203,303,403,503,603	1130 Sqft	743 Sqft	243 Sqft	55 Sqft	89 Sqft



Type 4

1 BHK



APT Nos	Saleable Area in Sft	Carpet Area	Common Area	Balcony Area	External Wall Area
104,204,304,404,504,604	756 Sqft	466 Sqft	163 Sqft	40 Sqft	87 Sqft



Type 5 2 BHK



APT Nos	Saleable Area in Sft	Carpet Area	Common Area	Balcony Area	External Wall Area
205, 305, 405, 505, 605	1117 Sqft	756 Sqft	237 Sqft	32 Sqft	92 Sqft



Type 6 1 BHK



FIRST FLOOR

APT Nos	Saleable Area in Sft	Carpet Area	Common Area	External Wall Area
106	741 Sqft	515 Sqft	160 Sqft	66 Sqft



Amenities Floor Plan



SPECIFICATIONS



STRUCTURE	WALL	ELECTRICAL	FIRE FIGHTING
Built on solid foundation, the sturdy framed structure with columns and beams provides a secure frame work for the entire building.	Concrete blocks/bricks protect you from the nature's weather elements.	Concealed conduits with high grade copper wires connections /FR Cables – Finolex/RR or equivalent brands for 24/7 safety and adequate points for power and lighting.	Fire Fighting arrangements as per the prevailing Kerala Fire and Rescue Department. The Owners' Association should take the AMC and the annual fire NOC renewal.
PAINTING (INTERNAL WALLS)	PAINTING (INTERNAL ROOF)	PAINTING (EXTERNAL)	SWITCHES
Premium emulsion roller finished paint with cheerful colours that add colour to your lifestyle. (Asian, Berger or Equivalent brands)	Premium emulsion/distemper in white colour.	Good quality weather – shielded paints keep your investment looking as good as new. (Asian, Berger or Equivalent brands)	Sophisticated and trendy looking modular Legrand or equivalent standard switches with Warranty that lights your world with joy .
DOORS (INTERNAL DOORS)	WINDOWS	BALCONY DOORS	FLOORING
WPC Frame with Skin shutter for bedroom doors and toilet doors in WPC frame with laminated shutter	Latest trend UPVC/high quality aluminium windows with 4mm thick plain head glass allows maximum utilisation of natural light.	UPVC/ Powder coated Aluminium sections with combination of fixed and swing/sliding panels with glass.	Good quality Vitrified tiles for living, dining and bedrooms. Kitchen and toilet flooring with good quality ceramic tiles. Quality ceramic tiles for all the common area flooring.
SANITARY FIXTURES	CP FITTINGS	KITCHEN WALLS	DOORS (MAIN DOOR)
Hind ware/Cera/equivalent sanitary fixtures complement the rest of your dream home.	Convenient and fashionable top of the line, best quality chromium plated tap fittings for bathrooms and kitchens in Kohler/ Jaguar/ Hind ware/Cera/ Equivalent brands.	Interior Emulsion on plastered walls, Kitchen and Work Area shall not be provided with any RCC/Steel slabs, counter top, faucet and sink to enable customized and easy fitout of modular kitchen.	WPC Frame with Engineered Doors/ Skin door and sparkling stainless steel fixtures with Godrej/Dorset/equivalent branded locks that protect a world of happiness inside.
SEWAGE SYSTEM	WATER SUPPLY	GRILLS AND RAILINGS	BATHROOM WALLS
Safe, environment friendly Sewage Treatment Plant (STP) with Ultra Filtration plant that are harmonious with its surroundings as per PCB norms. Annual Maintenance shall be undertaken by the Owners' Association.	Underground and overhead storage tanks of suitable capacity in addition to water source from captive well means no more water worries. WA connection is subject to feasibility by the local body and the cost to be shared by the owners as per actuals. Individual water metering system for each flat at extra cost.	Enamel painted Mild Steel Grills for the safety of the windows and combination of railings of Mild Steel, masonry or/and concrete for Balconies.	7 ft height glazed/Matte finished dado tile in Kajaria/Somany/Johnsons/Cera/ Equivalent brands in toilets makes maintenance and cleaning a breeze.
AIRCONDITIONER		CENTRALISED GAS CONNECTION	POWER SUPPLY
Split A/C provision (dummy) for living rooms and all bedrooms keeps your apartment at optimum temperature, keep you cool in the summer heat. Outdoor unit of the split AC shall be kept at designated points only with proper drainage to the nearest drainage point/balcony drainage and avoid damaging the exterior painting of the building.		Centralised Gas Connection will provide a safe and hazard free environment in your dream home at extra cost. Annual Maintenance shall be done by the Owners' Association.	1 KVA generator power back up for each flat

Floor Level ↓	SCHEMATIC SECTION				
Terrace			Swimming Pool & Deck		
7	Multipurpose Recreational Hall / Gym with Yoga Space / Washrooms & Lockers / Games Room / Home Office with Toddler Play Area				
6	3BHK 1446 Sq.ft Flat No. 601	3 BHK 1533 Sq.ft Flat No. 602	2 BHK 1130 Sq.ft Flat No. 603	1 BHK 756 Sq.ft Flat No. 604	2BHK 1120 Sq.ft Flat No. 605
5	3BHK 1446 Sq.ft Flat No. 501	3 BHK 1533 Sq.ft Flat No. 502	2 BHK 1130 Sq.ft Flat No. 503	1 BHK 756 Sq.ft Flat No. 504	2BHK 1120 Sq.ft Flat No. 505
4	3BHK 1446 Sq.ft Flat No. 401	3 BHK 1533 Sq.ft Flat No. 402	2 BHK 1130 Sq.ft Flat No. 403	1 BHK 756 Sq.ft Flat No. 404	2BHK 1120 Sq.ft Flat No. 405
3	3BHK 1446 Sq.ft Flat No. 301	3 BHK 1533 Sq.ft Flat No. 302	2 BHK 1130 Sq.ft Flat No. 303	1 BHK 756 Sq.ft Flat No. 304	2BHK 1120 Sq.ft Flat No. 305
2	3BHK 1446 Sq.ft Flat No. 201	3 BHK 1533 Sq.ft Flat No. 202	2 BHK 1130 Sq.ft Flat No. 203	1 BHK 756 Sq.ft Flat No. 204	2BHK 1120 Sq.ft Flat No. 205
1	3BHK 1446 Sq.ft Flat No. 101	3 BHK 1533 Sq.ft Flat No. 102	2 BHK 1130 Sq.ft Flat No. 103	1 BHK 756 Sq.ft Flat No. 104	2BHK 1120 Sq.ft Flat No. 106
Ground Floor			Entrance Lounge & Parking		
Basement			Parking		



UNIQUE FEATURES

1. Individual water metering at extra cost
2. Mosquito mesh
3. Reticulated LPG GAS with individual consumption metering system at extra cost. (Subject to safety & Govt. Rules)
4. Digital and security elements like access controlled PROXIMITY CARD ENTRY at basement and ground floor at entry door to common lobby
5. Hot and cold mixer taps in kitchen with provision to fit instant heater
6. Foot lamp in bedroom and passage
7. European water closet shall be wall-hung type for better hygiene and easy cleaning

Terms & Conditions

- Whilst every reasonable care has been taken in preparing this brochure, the Builder/Promoter & its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information & specifications are current at the time of going to the press and are subject to change as may be required & cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by relevant authorities. All plans shown in this brochure are not to scale. Floor areas are approximate measurements & subject to final survey.
- The brand, colour and model of all materials, fittings, equipment finishes & installations shown shall be provided subject to builder/promoter's selection, market and availability and the sole discretion of the builder/promoter. Every effort has been made to ensure the accuracy of the information in this brochure and the Builder/Promoter will take all reasonable action to deliver these in accordance with the descriptions set out in it. However, Builder/Promoter reserves the right to vary these, using all reasonable efforts to offer a suitable alternative. All measurements, perspectives and material specifications stated in this brochure are subject to minor changes and should be taken as a guide only. All photographs, or plans and perspectives used in this brochure are exclusive materials of Builder/Promoter and copying/reproducing it in any format without express written permission is prohibited.
- This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plan specifications, facilities, features, payment schedules, terms of sales etc. independently with the company prior to concluding any decision for buying in any project. This user of the brochure confirms that she/he has not solely relied on this information for making any booking/purchase in any project of the company. All art rendering & illustrations contained in this brochure are artist's impressions only & photographs are only deco suggestions & none can be regarded as representation of fact. The visuals and information contained here in marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purpose only. The visuals contained marked as "artistic perspective" and other visuals/image/photographs are general images and do not have any correlation with the project. The imagery used in the brochure may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walk throughs and render images are artist's impressions and are an indicative of the actual design. No information given on this brochure creates a warranty or expands the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the company to ensure that information in the brochure are up to date, accurate and correct, the readers/users are requested to make an independent enquiry with the company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing booking, selling or an offer or sale or invitation to purchase a unit in any project by the company. The company is not responsible for the consequences of any action taken by the viewer relying on such material/information in this brochure without independently verifying with the company.
- The interior views depicted in the brochure are presented with furnishings, both soft and hard, fixtures, lighting fixtures, wall finishes, cladding renders, surface treatments and wall art. It's important to note that these elements are not included in the standard offering. Buyers are required to reference the specifications and standard offering outlined in the sales agreement.
- The trees, plants, and shrubs shown in representative pictures and computer-generated images are depicted in a fully grown condition for artistic impression purposes. However, the final design, species, height, and size will be determined by the promoter. These will be delivered to the owners association as small-sized nursery-grown saplings, not as fully grown plants/trees/shrubs etc. The interior views, floor layout and exterior views are shown with planting in area earmarked as potted plant area, open terrace and terrace. These plantings are not included in the standard offering.
- The external elevation/facades of the apartment, including but not limited to the service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades, are positioned, installed and / or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features/sunshade/service ledge/louvers/installations are modular and fluid, and all apartments may vary some way or another as size/shape/design and/or pattern.
- The details provided in this brochure regarding proposed development projects such as Metro Phase 2- Pink Line, Water Metro roads, and facilities are sourced from various public sources. Completion, routes, station locations, and final details of these public facilities depend on government policies and implementation capabilities. Buyers are advised to conduct their own research and due diligence before making a purchase decision. The promoter and their staff/agents are not liable for any delays in the implementation of these facilities, as they are under government jurisdiction.
- Prospective buyers should note that, in accordance with the guidelines of Kerala Building Rules, no structural alterations are permitted in the patio, potted plant area, open terrace, garden terrace or balcony areas of the allotted property. It is important to understand that the building's elevation and exterior facade, as depicted in the Accord sovereign brochure, define the theme and character of the complex. As a buyer, you are expected to refrain from making any modifications to these areas or deviating from the approved facade, elevation, and drawings authorized by the competent authorities. Any alterations such as enclosing balconies or covering terrace gardens would infringe upon the collective rights enjoyed by other allottees within Accord sovereign brochure. Please be aware that only approved alterations, like the installation of sun cutters, rain cutters, bug mesh, bird mesh and child safety accessories are allowed. These alterations must conform to the approved design, pattern, colour and model, which can be observed in the sample apartment. If buyers choose to use the promoter's services for such alterations, they will be treated as optional and incurred at an extra cost. This information is provided to ensure that prospective buyers are fully informed about the limitations and possibilities within Accord sovereign brochure.

COMPLETED PROJECTS





www.accordhabitat.com

Call | 81118 71000
90206 11414



ACCORD HABITAT PRIVATE LIMITED

IMG Jn., Collectorate-Infopark Road, Kakkanad, Kochi - 682030. E-mail: info@accordhabitat.com

• **Registered Address:** Accord Ferry Bay, Eloor Ferry Road, Eloor South, Udyogamandal P.O, Kochi - 683501

